



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

November 3, 2005

PRESENT: Fruit, Martin, Kennett

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP)Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:25.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 6, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 20, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:

AYES: FRUIT, MARTIN
NOES: NONE
ABSTAIN: KENNETT
ABSENT: PYLE

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PUBLIC HEARING:

- 1) **SITE REVIEW, SR-05-10: MONTEREY-GUNTER BROS:** A request for site, landscape and architectural plan approval for the construction of an approximate 27,500-sf building on an approximate one acre site. The proposed building would be a mixed-use, three story building consisting of retail/office uses and four residential units, subject to Measure C. The site is zoned CC- R, Central Commercial Residential, and is the former site of the Gunter Feed and Grain Store. A mitigated Negative Declaration is proposed. (APN 726-23-008)

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION WITH THE FOLLOWING MODIFICATION TO THE HAZARDS AND HAZARDOUS MATERIALS SECTION, STATEMENT OF INTENT, LANGUAGE REQUIRED ON PERMIT:

The last sentence in statement shall be modified to read as follows:

Construction will be overseen and/or monitored by E2C **or other qualified firm** to ensure that the on-site facilities will not be destroyed or damaged.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE RESOLUTION NO. 05-031 WITH THE FOLLOWING MODIFICATIONS:

1. Standard Conditions XIII B. Add language requiring stated improvements only if project takes access from McLaughlin Ave.
2. Standard Conditions XIII C. Right of way dedication should be 26 ft.
3. Standard Conditions XXIII Other Condition 3, delete.
4. Standard Conditions XXIII Other Condition 6, vines to be one gallon size.
5. Standard Conditions XXIII Other Condition 10, right of way dedication on McLaughlin should be 26 ft.
6. Standard Conditions XXIII Other Condition 11, add language stating that improvements on McLaughlin Ave. are required only if project takes access from McLaughlin.
7. Add condition requiring the entry be raised to encompass the elevator shaft as a tower element. The height of the element shall not exceed the height of the tower element on the south west corner of the building. The revised design shall be reviewed and approved by a subcommittee of the Board.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

CHAIRMAN MARTIN STEPPED DOWN FOR THE FOLLOWING ITEM.

- 2) **SITE REVIEW AMENDMENT, SRA-04-01: TILTON-GLENROCK/DIVIDEND:** A request to amend the site review approval granted to the Capriano Subdivision as part of Site Review application, SR-04-01, to allow for the use of 4 new market rate and BMR architectural plans on 24 lots located on the north and south sides of Coriander Ave.

DUE TO LACK OF A QUAROM FOR THIS ITEM, NO ACTION COULD BE TAKEN. BOARD MEMBER KENNETT AND FRUIT OFFERED THE FOLLOWING COMMENTS:

1. If the 2a model on lot 9 is switched to the Monterey style elevation 2c, the color palette specified for lot 7 should be used on lot 9.
2. Landscape plans can come back to the Board prior to certificate of occupancy rather than prior to issuance of building permit.

THIS ITEM WAS CONTINUED TO THE NOVEMBER 17 MEETING.

CHAIRMAN MARTIN RETURNED TO HIS SEAT.

- 3) **SITE REVIEW, SR-05-18: W. MAIN-CITY OF MORGAN HILL LIBRARY:** A request for site, architecture and landscape plan approval for 28,000 square foot public library on a portion of a 5.24-acre parcel at the north east corner of Dewitt Avenue and Alkire Avenue in the PF, Public Facilities zoning district. (APN 773-02-004)

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 05-033 WITH THE FOLLOWING MODIFICATIONS:

1. Add Standard Condition XXIII, Other Condition 1: The final location of the playground shall be determined by Council after input from neighborhood and Library Commission.
2. Add Standard Conditions XXIII, Other Condition 2: Prior to installation, the following details shall be reviewed and approved by a subcommittee of the Board:
 - a. Color of outdoor furnishings.
 - b. Final design of monument sign.
 - c. Final landscape plan.
 - d. Final details of on-site and parking lot lighting fixtures.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

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OTHER BUSINESS:

- 4) **PROPOSED AMENDMENTS TO CHAPTER 2.56 – ARCHITECTURAL AND SITE REVIEW BOARD (ARB):** Consider proposed amendments to Chapter 2.56, Architectural and Site Review Board (ARB), as identified.

THE BOARD MEMBERS AGREED WITH THE PROPOSED CHANGES TO SECTION 2.56.030.

THE BOARD SUPPORTED THE PROPOSAL TO ALLOW FOR A DESIGN PROFESSIONAL WORKING IN THE CITY BUT RESIDING OUTSIDE THE CITY TO SERVE ON THE BOARD. THE BOARD DID SUGGEST THAT THERE SHOULD BE A LIMIT TO THE DISTANCE FROM MORGAN HILL A MEMBER COULD RESIDE. THE BOARD FELT MEMBERS SHOULD LIVE CLOSE ENOUGH TO ASSURE REGULAR MEETING ATTENDANCE.

THE BOARD WAS NOT SUPPORTIVE OF THE CHANGE TO A FOUR YEAR TERM. THE BOARD BELIEVED THAT A FOUR TERM MAYBE A DETERANT TO POTENTIAL APPLICANTS. THE BOARD PREFERRED THE CURRENT TWO YEAR TERM.

- 5) **ARCHITECTURAL REVIEW BOARD HOLIDAY SCHEDULE:** Review of November, December and January meeting dates to determine possible meeting cancellations.

THE BOARD AGREED TO THE CANCELATION OF THEIR REGULARLY SCHEDULED MEETINGS ON DECEMBER 15 AND JANUARY 5.

ANNOUNCEMENTS: None

ADJOURNMENT: Chairman Martin adjourned the meeting at 9:30 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator